

The City of New York
Department of Housing Preservation and Development
Office of Development

YORK COLLEGE
NEIGHBORHOOD DEVELOPMENT PROJECT

AMENDED URBAN RENEWAL PLAN

March 1, 1974

Revised April 25, 1979

HUD Project No. N.Y. A-1-6

APPROVED BY CPC (BOE ADOPTION NEEDED)	
Date <u>5/29/74</u>	File No. <u>CP22658</u>

REVISED BY MINOR CHANGE	
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Date Approved by CPC	<u>CPC APPROVAL NOT</u>

REQUIRED AS PER PAR. 62

ADOPTED BY BOE	
Date <u>10/10/74</u>	Cal. No. <u>10</u>

YORK COLLEGE NEIGHBORHOOD DEVELOPMENT AREA

City of New York, New York

Project N.Y. A-1-6

AMENDED URBAN RENEWAL PLAN

CONTENTS OF PLAN

Section A.	Description of Urban Renewal Area
Section B.	Statement of Development Objectives
Section C.	Land Use Plan
Section D.	Proposed Renewal Actions
Section E.	Land Disposition Provisions
Section F.	Other Provisions Necessary to Meet State & Local Requirements
Section G.	Provisions for Amending Plan

EXHIBITS

Exhibit A.	Boundary Description
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MAPS

Map 1.	Project Boundary Map (Revised March 1, 1974)
Map 2.	Land Use Plan (Revised March 1, 1974)

*Approved
BOE 10-10-74
Col # 10*

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YORK COLLEGE

AMENDED URBAN RENEWAL PLAN

SECTION A. DESCRIPTION OF NDP URBAN RENEWAL AREA

The York College Urban Renewal Area is located in the Jamaica area of the Borough of Queens. It is bounded by the Long Island Railroad Right-of-way on the North; 165th Street on the East; South Road on the South; and the Long Island Railroad Right-of-way and 158th Street on the West. The perimeter boundary is as shown on Map 1, Project Boundary Map, revised March 1, 1974, and is as described in the attached Exhibit A.

SECTION B. STATEMENT OF DEVELOPMENT OBJECTIVES

The overall objective of this Urban Renewal Plan is to support the redevelopment of the central Jamaica area and to strengthen its position as a regional center and thereby stimulate the improvement of the larger Jamaica area. The major objective is to create a new permanent campus for a major publicly supported college - York College of the City University of New York. Specifically, the objectives are:

1. Removal of substandard, obsolete, and vacant structures.
2. Elimination of all blighting, detrimental, and hazardous environmental conditions.
3. Removal of impediments to land redevelopment, especially the multiplicity of ownerships.
4. Coordination of all design and architectural elements so as to assure an overall environment of high quality.
5. Provision of a more efficient street system.
6. The support and strengthening of existing land uses in the central Jamaica area.

SECTION C. LAND USE PLAN

1. Land Use Map

Map 2, Land Use Plan, revised March 1, 1974 shows:

- a. All thoroughfares and street rights-of-way;
- b. All public or special purpose uses, including easements;
- c. All new institutional land uses to be established.

2. Land Use Provisions and Building Requirements

Land use provisions and building requirements will generally be those applicable to community facility uses in an R-6 zoning district.

The controls set forth in this Urban Renewal Plan covering land use and building requirements, including the permitted use of redevelopment parcels, required off-street parking and loading, etc., shall be as defined in the Comprehensive Amendment to the Zoning Resolution of the City of New York, as published in the City Record on November 10, 1960, and approved by resolution of the Board of Estimate on December 15, 1960, as subsequently amended. Wherever both specific controls in the Urban Renewal Plan and reference to the Zoning Resolution are used, in cases of conflict the more restrictive control shall govern.

SECTION C. LAND USE PLAN continued

a. Permitted Uses

As shown on Map 2, Land Use Plan, revised March 1, 1974 the reuse for the entire York College Development Area will be institutional.

b. Additional Regulations, Controls or Restrictions to be Imposed by the Plan on the Sale, Lease or Retention of All Real Property Acquired.

(1) Floor Area

The maximum floor area on each redevelopment parcel shall be as set forth in the following table.

<u>Parcel * Number</u>	<u>Maximum Floor Area (Square Feet)</u>	<u>See Notes Below</u>
1	65,000	
2	750,000	
3A, 3B & 3C	350,000	
4	190,000	
5	180,000	
6	50,000	
6A	0	(a)
7	65,000	(c)
8	(
8A	(0	(b)
8B	(_____	
TOTAL	1,650,000	

* As shown and numbered on Map 2, Land Use Plan.

SECTION C. LAND USE PLAN continued

Notes to Table

- (a) No structure other than a bus shelter may be erected on this parcel.
- (b) These parcels are to be used for parking or other open uses.
- (c) The former St. Monica's Church (Block 10103, P/O Lot 16) shall be rehabilitated for college purposes.

(2) Other Controls

Controls on lot coverage, building height and setbacks, and off-street parking and loading shall be provided as required by the Zoning Resolution. Any land area not built upon shall be suitably surfaced and landscaped. Required parking areas shall be adequately screened from adjacent residential areas. The easements indicated on Map 2, Land Use Plan shall be provided. The City retains the right to recover any or all of the sidewalk easement areas at its sole discretion.

SECTION D. PROPOSED RENEWAL ACTIONS

A continuous and vigorous enforcement of applicable existing laws, codes, ordinances, and regulations of the City of New York will be in effect within the project area.

1. Rehabilitation

The former St. Monica's Church (Block 10103, P/O Lot 16) in Parcel 7 shall be rehabilitated for college purposes.

2. Acquisition and Clearance

a. Conditions Under Which Property Will be Acquired and Cleared

Except as noted in D.1. above, all properties in the project area which are acquired will be cleared for redevelopment with institutional uses related to higher education facilities, including classrooms, lecture halls, laboratories, etc.

Streets within the area will be redesigned to improve access of vehicular traffic and also to improve pedestrian and vehicular circulation. Properties will be acquired for clearance and redevelopment in order to achieve the stated Plan objectives of removing substandard conditions and blighting influences, and of providing land for public improvements, public institutional use.

SECTION D. PROPOSED RENEWAL ACTIONS ~~continued~~

2. a. continued

The determination has been made, in compliance with Federal requirements for Title I assistance, and State requirements as provided for in Article 15 of the General Municipal Law of the State of New York, that substantial substandard and blighting conditions exist which are not practically correctable through rehabilitation, and which can only be removed through acquisition and clearance, with the exception noted above.

b. Designation of Real Property to be Acquired

All properties to be acquired for clearance and redevelopment are shown on Map 1, Project Boundary Map.

c. Areas Not Proposed for Acquisition

Not Applicable. All areas not proposed for acquisition are excluded from the project and designated as "X" on Map 1, Project Boundary Map.

These properties are:

Excluded Properties

<u>Block</u>	<u>Lot</u>
10099	36
10117	26
10159	54

SECTION E. LAND DISPOSITION PROVISIONS

1. Specific Land Use Designations and Controls Imposed on Land Offered for Disposition.

The controls set forth in Section C, Land Use Plan, and the requirements in this Section E apply to the properties to be disposed of under this development plan.

2. Utility Lines

Existing overhead telephone and electric lines are to be relocated underground. All new or additional utility lines shall be placed underground.

3. Redeveloper's Obligations

- a. The regulations and controls set forth in Section C hereof will be implemented, wherever applicable, by appropriate covenants or other provisions in agreements for land disposition and conveyance, executed pursuant thereto.
- b. The redeveloper shall devote the land solely to the uses specified in this Urban Renewal Plan.
- c. The redeveloper shall begin and complete the development of the land for the uses required in this Urban Renewal Plan, and the construction of the improvements agreed upon in the respective land

SECTION E. LAND DISPOSITION PROVISIONS continued

3. c. continued

disposition contracts within a reasonable period of time, as determined and set forth in the contracts between the City of New York and the respective redeveloper.

d. The redeveloper of project land shall not sell, lease or otherwise transfer such land at any time prior to the completion of the redevelopment thereof without the prior written consent of the City of New York, except as set forth in the contracts between the City of New York and respective redevelopers.

e. No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the City of New York, or by a redeveloper or any of his successors or assigns, whereby land in the project area is restricted upon the basis of race, creed, color or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants running with the land, which will prohibit any such restrictions, shall be included in the disposition instruments.

SECTION E. LAND DISPOSITION PROVISIONS continued

- f. Site plans, architectural drawings, outline specifications, and schedules of materials and finishes for the construction of improvements on the land, all in sufficient detail to permit determination of compliance with the intent and controls of the Urban Renewal Plan and the design and character of proposed construction, shall be submitted for review and approval to the Department of Housing Preservation and Development by each redeveloper prior to commencement of construction. Any material changes proposed after receipt of such approval by the Department of Housing Preservation and Development shall be similarly submitted for review and approval. As-built drawings shall be submitted to the Department of Housing Preservation and Development after construction for final determination of compliance.
- g. The redeveloper will be expected to cooperate with appropriate City agencies in realizing the objectives of this Plan.

SECTION E. LAND DISPOSITION PROVISIONS continued

4. Duration of Land Use Provisions and Building Requirements.

The foregoing land use provisions and building requirements shall remain in effect for a period of forty (40) years from the date of approval of the original Urban Renewal Plan by the Board of Estimate of the City of New York, except as provided in Section G hereunder.

SECTION F. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF APPLICABLE STATE OR LOCAL LAW

The following statement is set forth to indicate compliance with Article 15 of the General Municipal Law of the State of New York and more particularly Section 502 thereof:

1. Statement of Proposed Land Uses

See Section C of this Urban Renewal Plan.

2. Proposed Land Acquisition, Demolition and Removal of Structures

See Sections C and D of this Urban Renewal Plan.

3. Proposed Public, Semi-Public, Private or Community Facilities or Utilities

See Sections C and D and E.2 of this Urban Renewal Plan.

4. Proposed New Codes and Ordinances and Amendments to Existing Codes and Ordinances

No new codes or ordinances are required to effectuate this Urban Renewal Plan. However, amendments to the existing zoning within the project area is anticipated, as well as, an amendment of the City Map to reflect street closings and realignments.

5. Proposed Acquisition of Air-Rights and Concomitant Easements or Other Rights Of User Necessary For The Use And Development of Such Rights

None

SECTION F. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF APPLICABLE STATE OR LOCAL LAW continued

6. Proposed Methods or Techniques of Urban Renewal

See Section D.2 of this Urban Renewal Plan.

7. Proposed Program of Code Enforcement

See Section D of this Urban Renewal Plan.

8. Proposed Time Schedule for the Effectuation of This Urban Renewal Plan

Estimated Completion - Date of Project - December 1984.

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion</u>
Land Acquisition	August, 1969	March, 1975
Relocation	August, 1969	March, 1981
Demolition & Site Clearance	January, 1971	June, 1981
Installation of Project Improvements	July, 1975	July, 1984
Disposition of Land	September, 1974	July, 1982

SECTION G. PROVISIONS FOR AMENDING PLAN

1. Changes in Approved Plan

This Urban Renewal Plan may be modified at any time by the City of New York provided that, if modified prior to the termination of the financial obligation of the United States Government under the Capital Grant Contract, such modification be concurred in by the Department of Housing and Urban Development and provided further that if modified after the disposition of any land in the project area, such modification must be consented to in writing by the purchaser of any such property directly affected by the modification, which consent shall not be unreasonably withheld.

2. Minor Changes

Where, owing to special conditions, literal enforcement of the restrictions in regard to the physical standards and requirements in Section C of this Urban Renewal Plan would result in unnecessary hardship, involve practical difficulties, or would constitute an unreasonable limitation beyond the intent and purpose of these restrictions, the Housing and Development Administration shall have the power, upon appeal in specific cases, to authorize such minor changes of the terms of these restrictions to conform with the intent and purpose of this Urban Renewal Plan, provided that no variation or modification shall be permitted which is less

SECTION G. PROVISIONS FOR AMENDING PLAN continued

2. Minor Changes continued

restrictive than applicable State and local codes and ordinances and provided that proper notice is made to the Department of Housing and Urban Development.

EXHIBIT A"

YORK COLLEGE

BOUNDARY DESCRIPTION

The York College Urban Renewal Plan encompasses the following area whose boundary is described as follows:

Lying within the Borough of Queens, City and State of New York;

Beginning at the intersection of the northerly prolongation of the westerly line of Denton Street (158th Street) with the southerly line of the Long Island Railroad Right-of-Way;

Thence easterly along the southerly line of the Long Island Railroad Right-of-Way to the corner formed by its intersection with the westerly line of 159th Street;

Thence across 159th Street to the intersection of the easterly line of 159th Street with the southerly line of the Long Island Railroad Right-of-Way in block 10103;

Thence easterly along the southerly line of the Long Island Railroad Right-of-Way in block 10103 to its intersection with the westerly line of 160th Street;

Thence across 160th Street to the intersection of the easterly line of 160th Street with the southerly line of the Long Island Railroad Right-of-Way in block 10104;

Thence easterly along the southerly line of the Long Island Railroad Right-of-Way in block 10104 to its intersection with the westerly line of Union Hall Street;

Thence across Union Hall Street to the intersection of the easterly line of Union Hall Street with the southerly line of the Long Island Railroad Right-of-Way in block 10106;

Thence easterly along the southerly line of Long Island Railroad Right-of-Way in block 10106 to its intersection with the westerly line of New York Boulevard;

Thence across New York Boulevard to the intersection of the easterly side of New York Boulevard with the southerly line of the Long Island Railroad Right-of-Way in block 10152;

Thence easterly along the southerly line of the Long Island Railroad Right-of-Way in block 10152 to its intersection with the westerly line of 165th Street and continuing along the easterly prolongation to its intersection with the easterly line of 165th Street;

Thence southerly along the easterly line of 165th Street and southerly prolongation to its intersection with the southerly line of South Road;

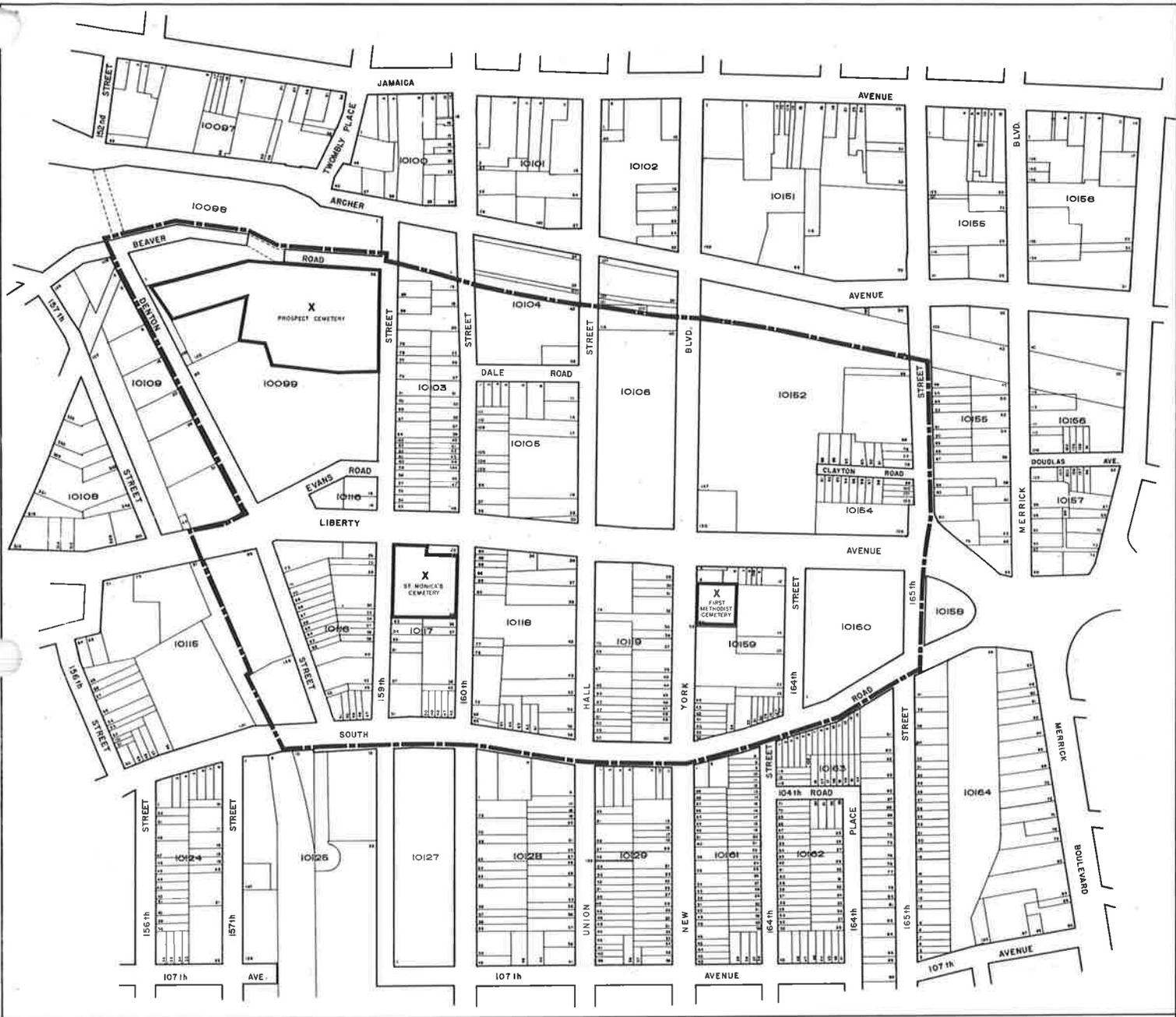
Thence westerly along the southerly line of South Road and across 165th Street, 164th Street, New York Boulevard, Union Hall Street, 160th Street, 159th Street and Denton Street (158th Street) to its intersection with the southerly prolongation of the easterly line of Long Island Railroad Right-of-Way in block 10115;

Thence northerly along the easterly line of the Long Island Railroad Right-of-Way in block 10115 and its prolongation to its intersection with the northerly line of Liberty Avenue;

Thence easterly along the northerly line of Liberty Avenue to the corner formed by the intersection of the northerly line of Liberty Avenue with the westerly line of Denton Street (158th Street);

Thence northerly, along the westerly line of Denton Street (158th Street) to the point or place of beginning.

(No change from October 1968)



LEGEND

-  PROJECT BOUNDARY
-  NOT TO BE ACQUIRED

YORK COLLEGE
 THE CITY OF NEW YORK
 HOUSING AND DEVELOPMENT ADMINISTRATION

PROJECT BOUNDARY

DATE: AUGUST, 1969
 REVISED: MARCH 1, 1974



MAP
1



LEGEND

- 3** REUSE PARCEL NUMBER
- INSTITUTIONAL
- NOT TO BE ACQUIRED
- PROJECT BOUNDARY
- LIMITED USE PUBLIC STREET
- SIDEWALK OR STREET EASEMENT
- TRANSIT EASEMENT (Sub Surface)
- UTILITY & ACCESS EASEMENT
 - E = Electric
 - G = Gas
 - W = Water
 - S = Sewer

YORK COLLEGE
 THE CITY OF NEW YORK
 HOUSING AND DEVELOPMENT ADMINISTRATION

LAND USE PLAN

DATE: AUGUST 1969
 REVISED: MARCH 1, 1974



MAP
2